

Ocean Beach and Bay Club  
101 Sea Way  
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November 9, 2023  
October Meeting Minutes  
Location: Hybrid- In-person/Zoom platform

The meeting was called to order by Brian Quinn at 8:01 PM.

**a) Roll Call**

Brian Quinn- President, Ken Levine- Vice President, Donna Drummond- Treasurer, Frank Augustine- Secretary, Tom Zich, Sharon Andelora, Mike Hanney, Bob Bandel, Monica Anton

**Absent:**

**Quorum established.**

**b) Agenda**

**c) Reading of the Minutes.**

Brian Quinn made a motion to accept September minutes and it was seconded by Bob Bandel - motion passed

**d) Communications**

- Nothing new to report

**Financial Reports – (Donna Drummond, Treasurer)**

- Approval to pay October's bills totaling \$40,661.93
- Purchased Zurich Insurance for NCH totaling \$4850./ for the project ( Builder's Risk Ins)
- Discussion of badge prices for 2024
- Bank totals: \$1,346.604.29
- Budget Approved 84.4%
- Approval to transfer the funds of \$300,000. 86.3%
- Donna Drummond made a motion to raise the price of guest badges and it was seconded by Bob Badel- Motion passed. Below are the raised prices:  
Weekly badges: \$175.00  
Daily: \$20.00  
Marina: \$175.00  
Extra weekly single badge: \$40.00
- Parking decals decrease to one decal per membership (with badge distribution)
- Members may purchase additional decals for \$50.00 each

**Committee Reports:**

**1. Boat Basin/Kayak: (Monica Anton)**

**Boat Basin**

- Nothing new to report

**Kayak Launch Site**

- 19 members are on the waitlist. No building of new racks will take place at this time.

## **2. New Clubhouse:** (Tom Zich)

- All issues concerning the resolution are complete.
- The contractor is moving forward with the permits
- The stakeout for the pilings is in place.
- The security fence will go up on Friday.
- Pole barn also staked out

## **3. Maintenance** (Tom Zich)

- All water was turned off for winter and drained
- The playground will be locked for construction
- Drains were vacuumed out on many streets
- Starting in February more gas company lines will be replaced only 4 streets left.

## **4. Roads:** (Brian Quinn)

- Nothing new to report

## **5. Construction:** (Frank Augustine)

As of October 8, 2023:

Total Applications- 65

Open Permits- 2020-1

2021-4

2022-13

2023-39

Demo- 7

New Homes- 6

Raised Homes- 2

Revenue- \$3,699.00

## **Grounds:** (Bob Bandel)

- Bob Bandel made a motion to assess a \$350 reinstatement fee for four properties; it was seconded by Brian Quinn- motion passed.
- All four properties have received two violation letters, in 2023, and the members were suspended as of August 14, 2023. No progress has been made to remedy the violations on any of these properties.

## **6. Beach:** (Mike Hanney)

- Need to order a new Red Flag to fly on the flag pole on the beach telling members and guests beach is closed. The old one was torn from the weather.
- Spoke with Tom about refilling of CAFRA report for beach usage.

## **7. Social:** (Donna Drummond)

- All merchandise will be 50% off.

## **8. Fundraising:** (Donna Drummond)

- Nothing new to report

## **9. Membership:** (Ken Levine)

- Nothing new to report

## **10. Security:** (Ken Levine)

- Nothing new to report

**Beach Patrol:** (Kev Levine)

- Nothing new to report

**11. Nomination:** (Ken Levine)

- Nothing new to report

**12. Alternate Dispute Resolution (ADR):** (Ken Levine)

- Nothing new to report

**13. Rules:** (Ken Levine)

- Ken Levine made a motion to change rule 1M; it was seconded by Donna Drummond- motion passed
- Ken Levine made a motion to change rule 5M; it was seconded by Frank Augustine- motion passed
- Ken Levine made a motion to change rule 22M; it was seconded by Bob Bandel- motion passed
- Ken Levine made a motion to change rule 9M; it was seconded by Bob Bandel- motion passed
- Ken Levine made a motion to change rule 7G; it was seconded by Frank Augustine- motion passed
- Ken Levine made a motion to change rule 3H; it was seconded by Bob Bandel- motion passed  
Yes: Ken Levin, Donna Drummond, Bob Bandel, Sharon Andelora, Tom Zich No: Brian Quinn, Monica Anton, Frank Augustine, Mike Hanney
- Ken Levine made a motion to change rule 2C; it was seconded by Brian Quinn- motion passed
- Ken Levine made a motion to change rule 9C; it was seconded by Brian Quinn- motion passed
- Ken Levine made a motion to change rule 20C; it was seconded by Brian Quinn- motion passed

**14. Technology/Website:** (Sharon Andelora, Tom Zich)

- Voting was a success and validated - 505 people voted Everything passed except ball playing which did not achieve 66.6%
- Many comments on the clubhouse were received and are being compiled, and security cameras are in place.
- No issues with the website other than some minutes yet to be posted.

**15. Legal:** (Sharon Andelora)

- Nothing new to report

**New Business:**

After the chat questions were answered, the meeting was adjourned at 9:11 PM

Minutes taken by Frank Augustine, Secretary